153.0	0011	0009.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 822,800 / 822,800
					USE VALUE: 822,800 / 822,800
					ASSESSED: 822,800 / 822,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURCURU SHANE M N/TRUSTEE
Owner 2:	HOLBROOK AMY E/TRUSTEE
Owner 3:	
Street 1:	47 CHESTER ST
Street 2:	2013 CURCABROOK FMLY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CURCURU SHANE M N -
Owner 2:	HOLBROOK AMY E -
Street 1:	47 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,403 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2290 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5403.000	357,100		465,700	822,800
Total Card	0.124	357,100		465,700	822,800
Total Parcel	0.124	357,100		465,700	822,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.25 | /Parcel: 359.2

Legal Description

User Acct

102445

GIS Ref

GIS Ref

Insp Date

10/02/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,100	0	5,403.	465,700	822,800	822,800	Year End Roll	12/18/2019
2019	101	FV	283,000	0	5,403.	436,600	719,600	719,600	Year End Roll	1/3/2019
2018	101	FV	281,300	0	5,403.	360,900	642,200	642,200	Year End Roll	12/20/2017
2017	101	FV	281,300	0	5,403.	331,800	613,100	613,100	Year End Roll	1/3/2017
2016	101	FV	281,300	0	5,403.	302,700	584,000	584,000	Year End	1/4/2016
2015	101	FV	264,200	0	5,403.	296,900	561,100	561,100	Year End Roll	12/11/2014
2014	101	FV	264,200	0	5,403.	275,900	540,100	540,100	Year End Roll	12/16/2013
2013	101	FV	264,200	0	5,403.	262,500	526,700	526,700		12/13/2012

!12085!

PRINT

Date	Time
12/11/20	02:12:05

LAST REV

Date	Time
10/02/19	14:58:36

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12085

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURCURU SHANE M	1438-133		7/25/2013	Convenience	99	No	No		
COAKLEY ROBERT	1213-28		10/28/1999		326,000	No	No		
ZIOMEK WANDA E	1184-69		2/27/1998		273,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	826	Addition	171,520	O				conv. porch to liv
5/13/2016	621	Redo Bat	32,125					reno 1st fl bath
11/19/2012	1525	Manual	18,660	C				
5/27/2009	391	Dormers	59,000			G10	GR FY10	SHED DORMER AT REA
11/29/2001	892	Porch	5,200	C				ENCLOSE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	Left Notice	DGM	D Mann
10/2/2019	Measured	DGM	D Mann
8/1/2019	Permit Visit	DGM	D Mann
7/27/2018	MEAS&NOTICE	HS	Hanne S
4/12/2013	Info Fm Prmt	MM	Mary M
7/1/2009	Info Fm Prmt	BR	B Rossignol
11/4/2008	Meas/Inspect	189	PATRIOT
5/20/2002	Permit Visit	PM	Peter M
6/19/2000	MLS		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5403		Sq. Ft.	Site		0	80.	1.08	9									465,674						465,700	

Total AC/HA: 0.12404 | Total SF/SM: 5403 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 465,674 | Spl Credit | Total: 465,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20888221
Const Adj.:	0.99287075
Adj $ / SQ:	126.028
Other Features:	103804
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438703
Depreciation:	81599
Depreciated Total:	357104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

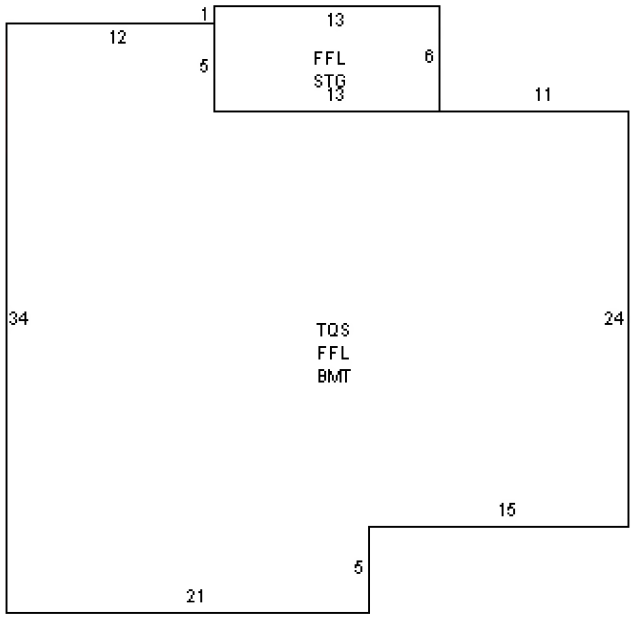
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.63
Special Features:	0	Val/Su Net:	119.59
Final Total:	357100	Val/Su SzAd	190.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,107	126.030	139,513
BMT	Basement	1,029	55.960	57,579
TQS	3/4 Story	772	126.030	97,262
STG	Storage	78	8.500	663

Net Sketched Area:	2,986		Total:	295,017	
Size Ad	1878.75	Gross Are	3243	FinArea	2290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	